



**NOTICE OF
PLANNING COMMISSION MEETING
Thursday, April 24, 2014 7:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a regular **Planning Commission Meeting on Thursday, April 24, 2014 beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

SCHEDULED ITEMS

3. Approval of Minutes from the March 27, 2014 Planning Commission meeting and the April 8, 2014 Special Planning Commission meeting
4. Discussion on Preliminary Plan for Rosegate at Cedar Hills by Blu Line Designs, located at 4600 West Cedar Hills Drive in the Sc-1 Commercial Zone
5. Review/Recommendation on Wilson-Geddes Conceptual Plan located in the H-1 Hillside Zone at approximately 101200 N Canyon Road
6. Committee Assignments and Reports

ADJOURNMENT

7. Adjourn

Posted this 23rd day of April, 2014

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.



CITY OF CEDAR HILLS

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| TO: | Planning Commission |
| FROM: | Chandler Goodwin, Assistant City Manager |
| DATE: | 4/24/2014 |

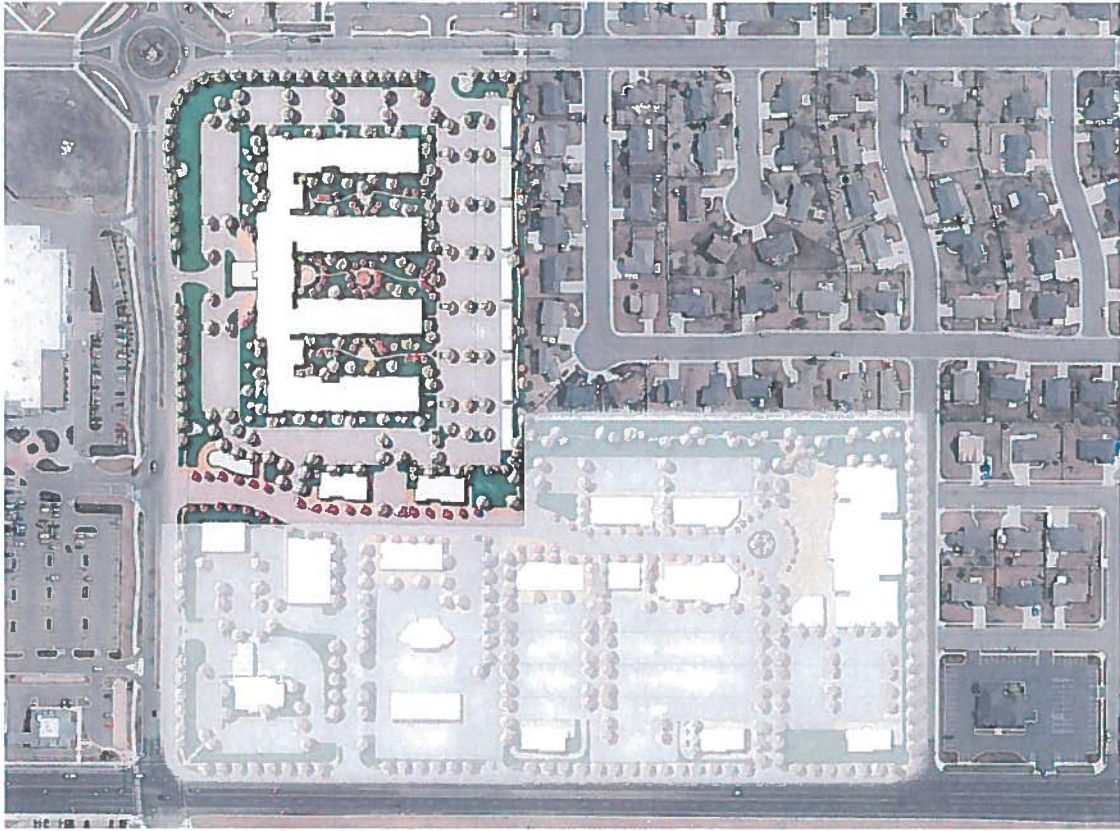
Planning Commission Agenda Item

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| SUBJECT: | Discussion on Blu Line Proposal |
| APPLICANT PRESENTATION: | N/A |
| STAFF PRESENTATION: | Chandler Goodwin, Assistant City Manager |
| BACKGROUND AND FINDINGS: Following the Public Hearing before the City Council on March 27, City Council tabled the decision on the proposed Rosegate at Cedar Hills facility. Based on public input, the developer has lowered the height of the building to 42', and removed many units from the building. He has submitted a conceptual plan to the Planning Commission for discussion. In his packet, Doug Young shows the height of the proposed facility as well as the surrounding buildings. | |
| PREVIOUS LEGISLATIVE ACTION: City Council tabled the previous plans for the Rosegate at Cedar Hills | |
| FISCAL IMPACT: N/A | |
| SUPPORTING DOCUMENTS: Conceptual site plan for Rosegate facility, building renderings, and photo sets | |
| RECOMMENDATION: To consider the proposed conceptual plan for conceptual and preliminary approval at a future meeting. | |
| MOTION: No motion necessary, discussion item only. | |

ROSEGATE

at Cedar Hills





CONCEPT PLAN

cedar hills towne center A

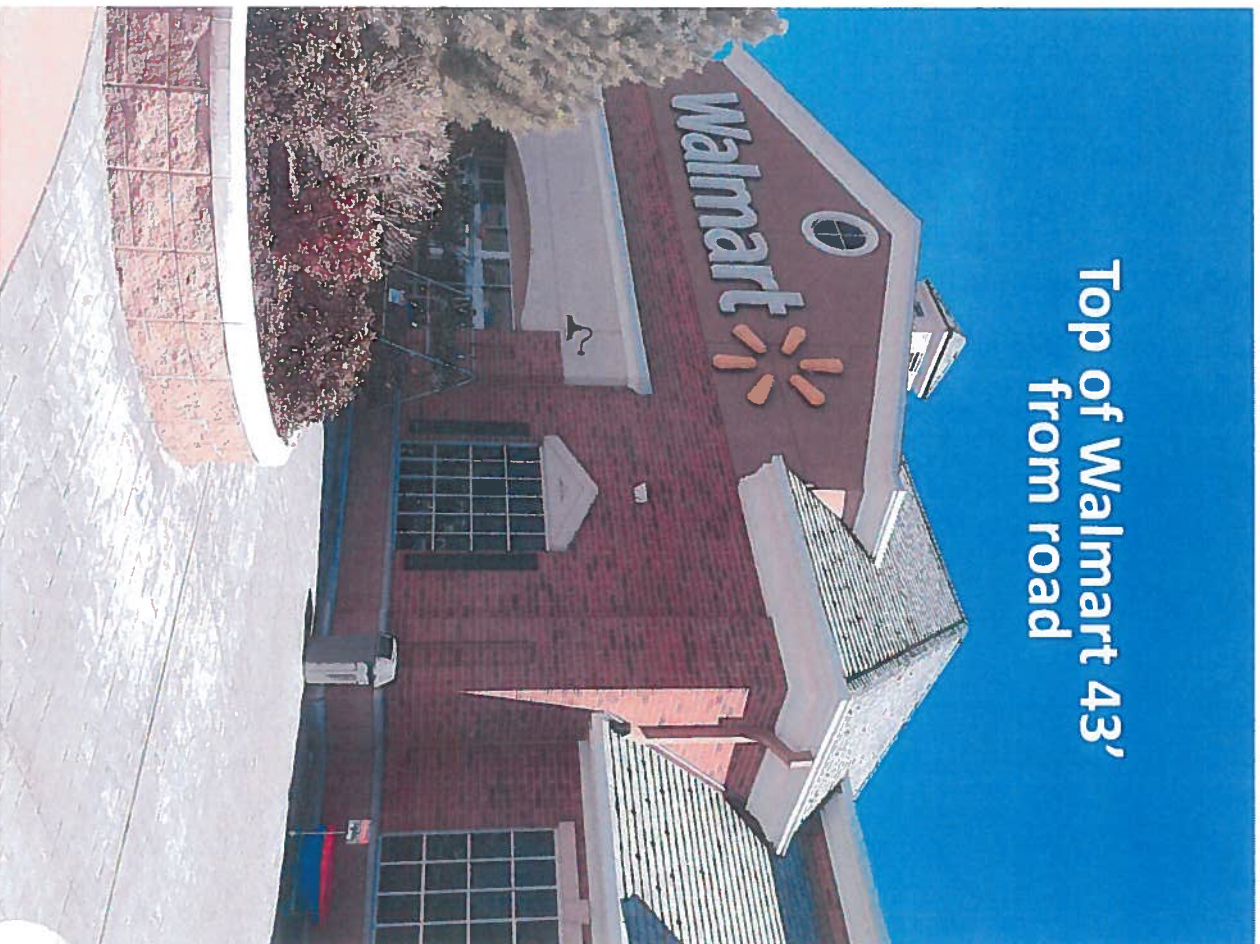
Top of facility 64'



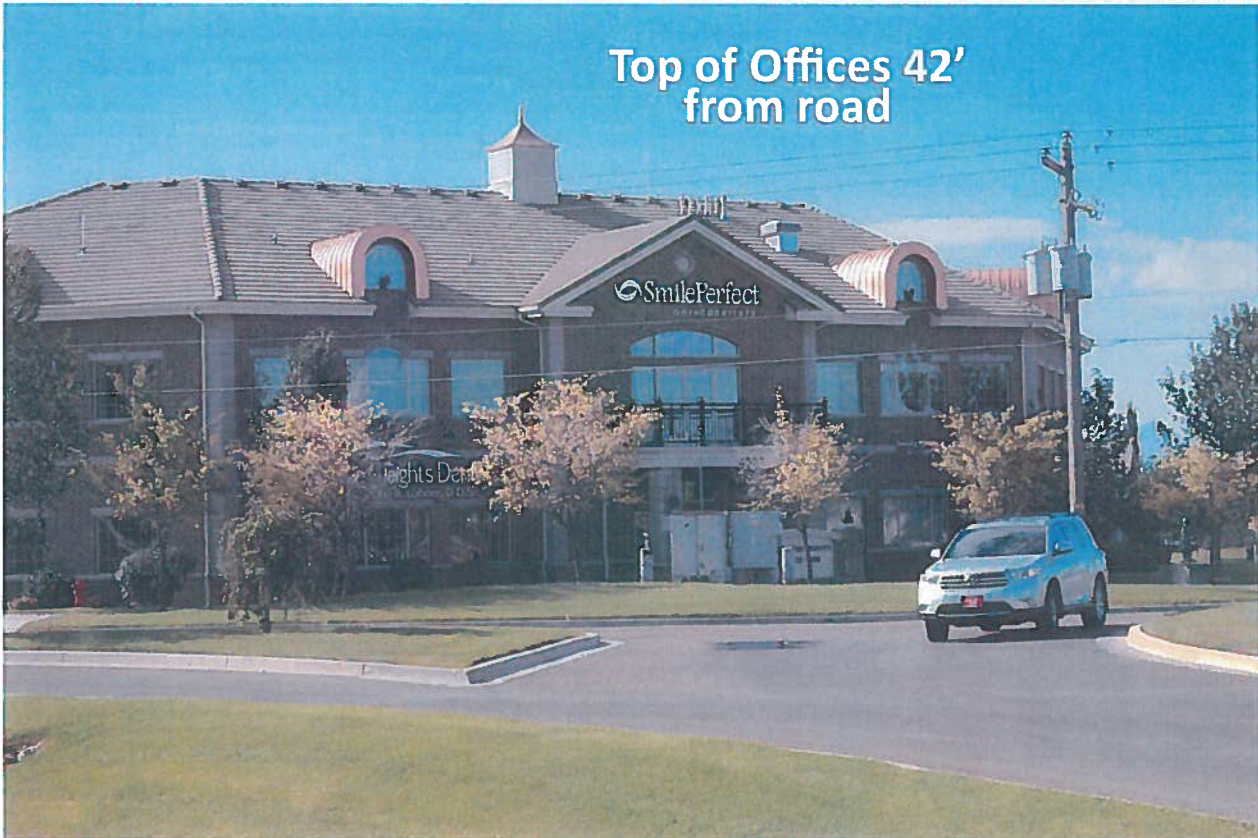




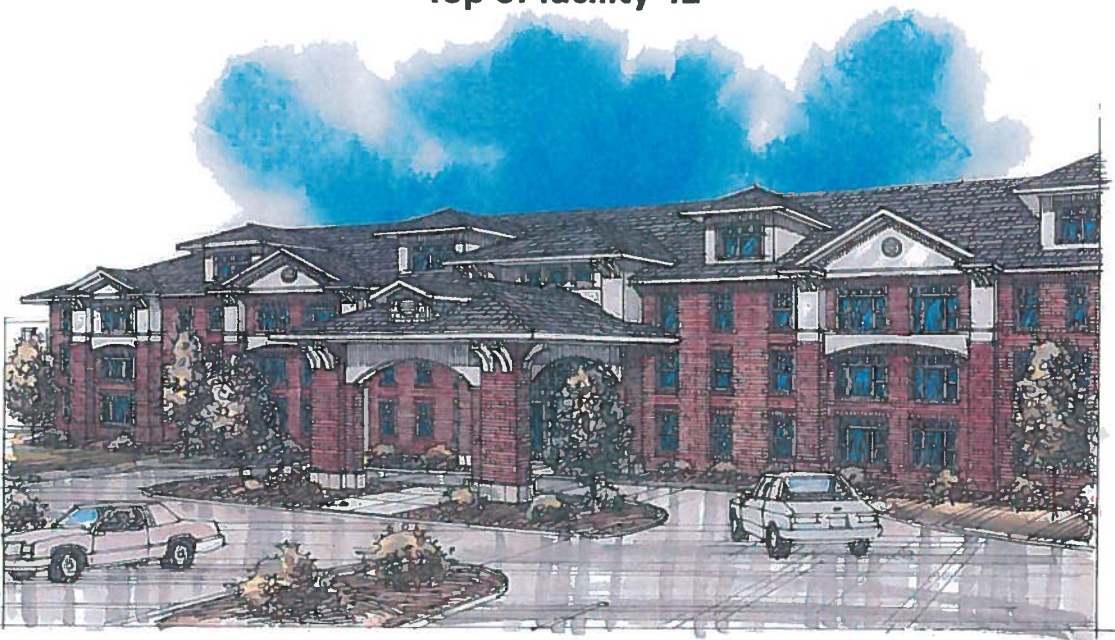
**Top of Walmart 43'
from road**

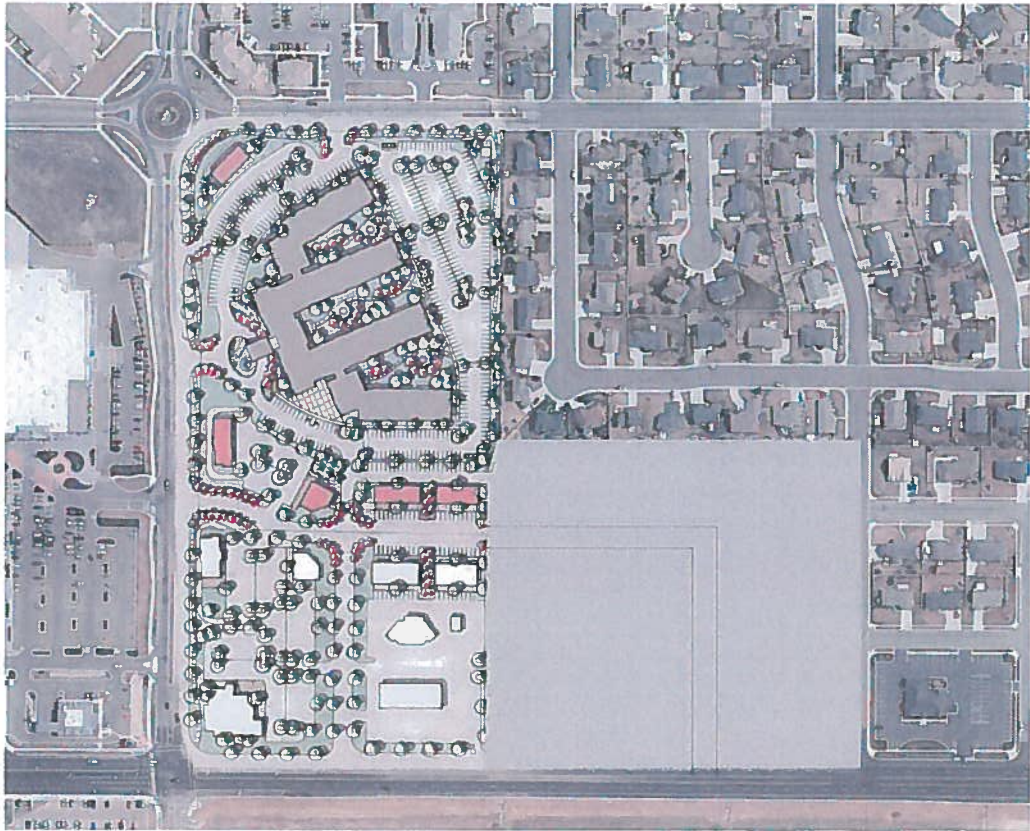


Top of Offices 42'
from road



Top of facility 42'





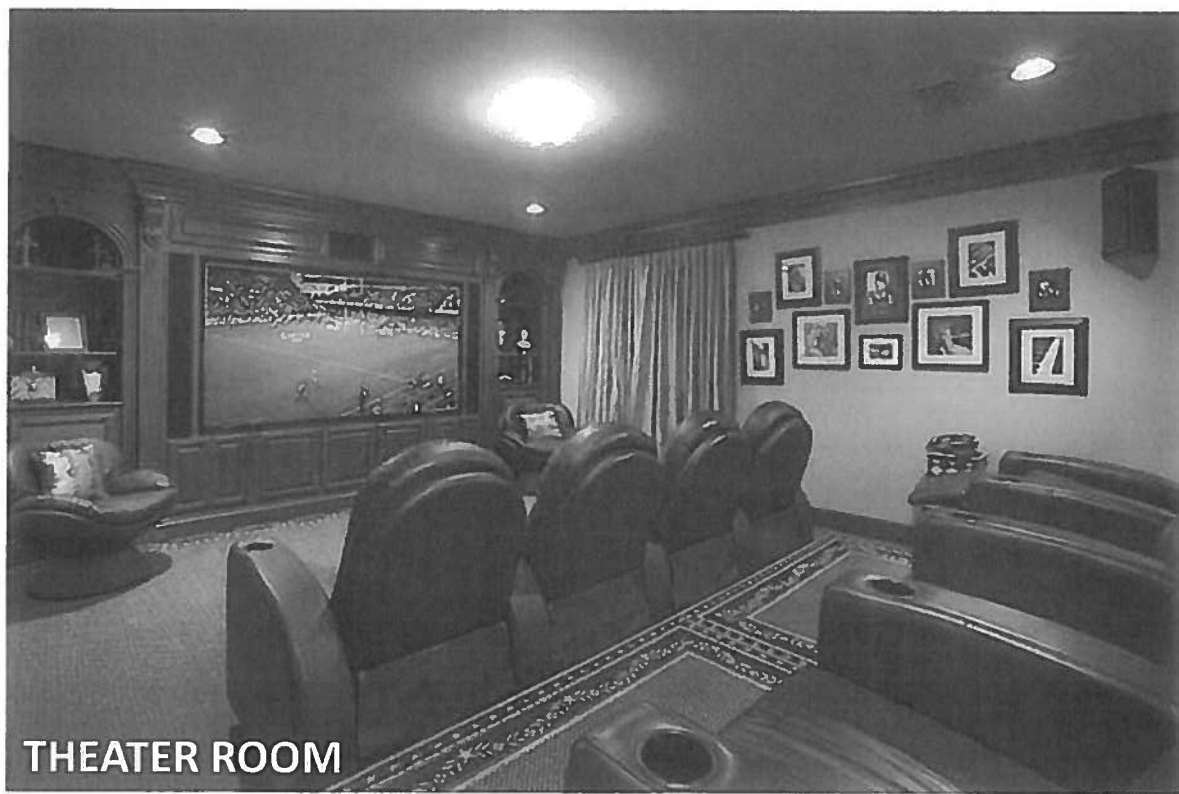
cedar hills towne center



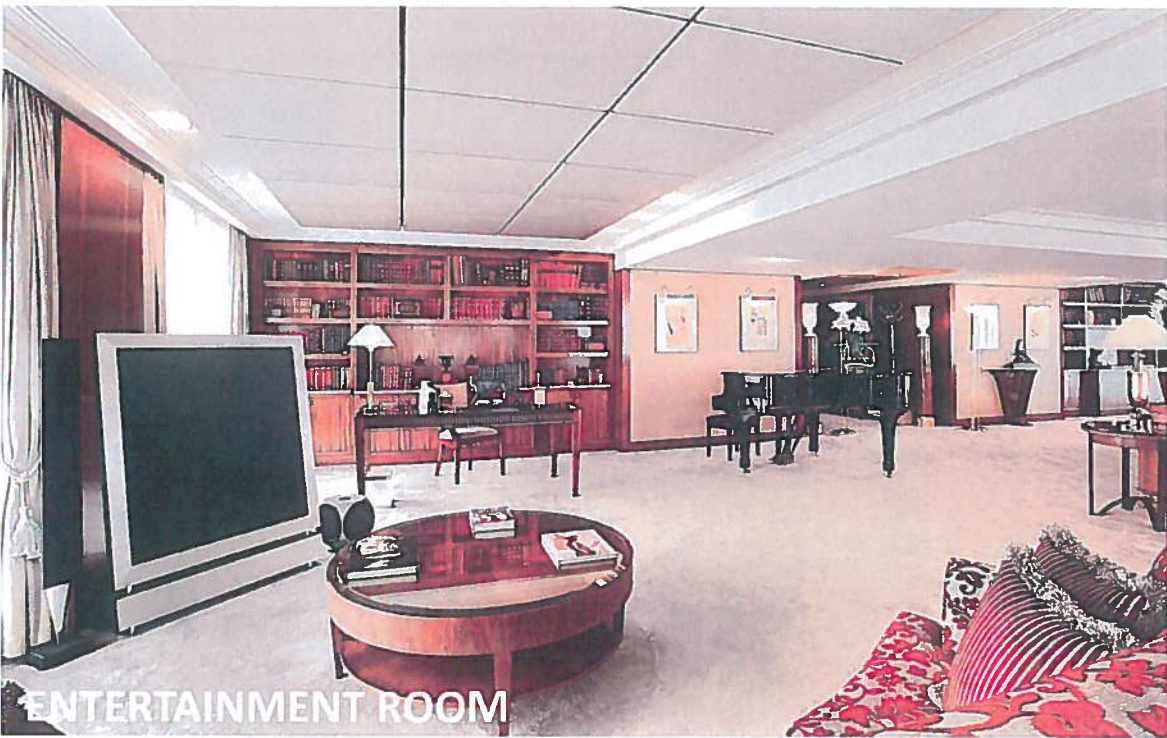




GATHERING ROOMS



THEATER ROOM



ENTERTAINMENT ROOM



LIVING ROOM



LIVING ROOM



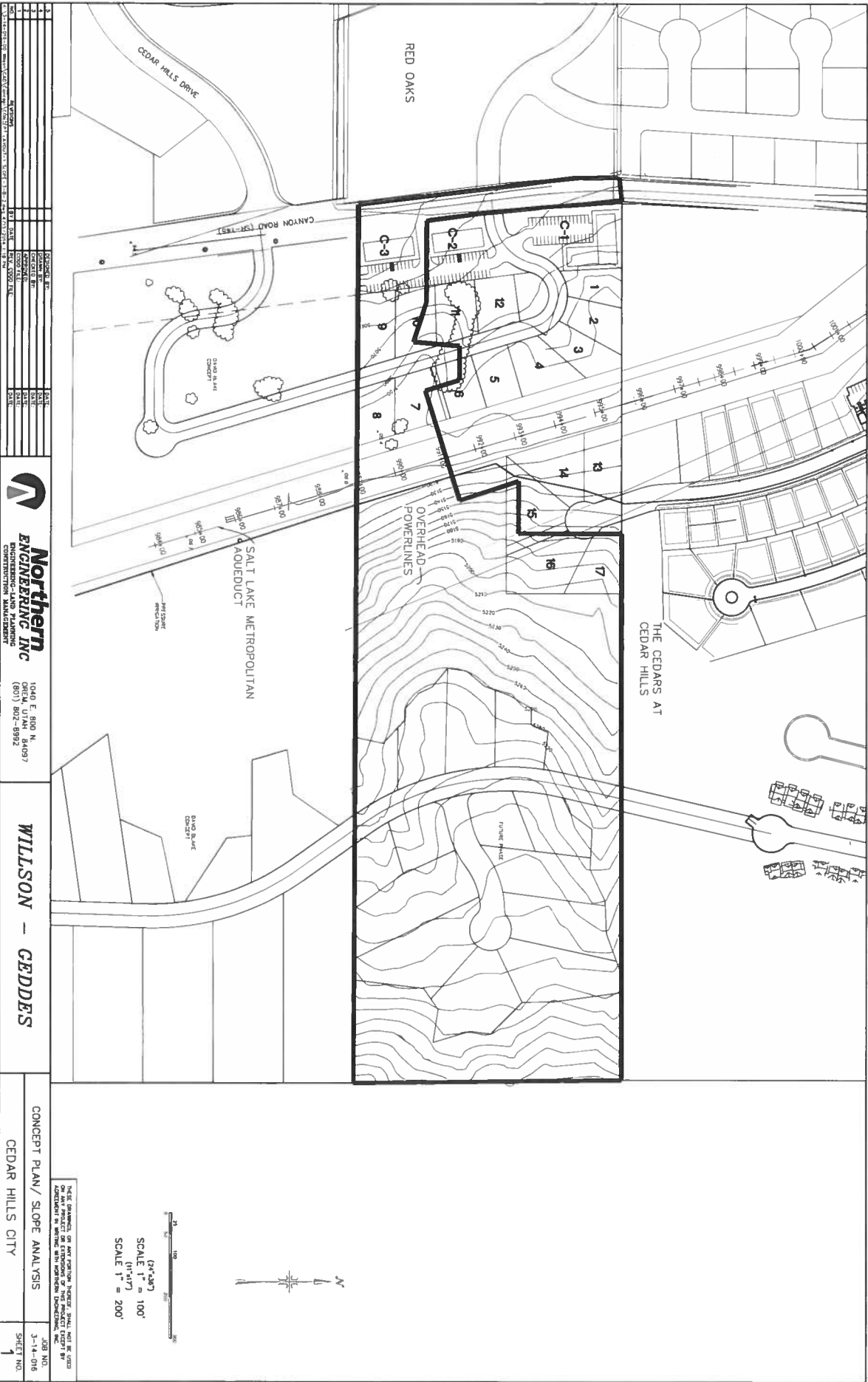


CITY OF CEDAR HILLS

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| TO: | Planning Commission |
| FROM: | Chandler Goodwin, Assistant City Manager |
| DATE: | 4/24/2014 |

Planning Commission Agenda Item

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| SUBJECT: | Review/Recommendation on Wilson-Geddes conceptual proposal |
| APPLICANT PRESENTATION: | N/A |
| STAFF PRESENTATION: | Chandler Goodwin, Assistant City Manager |
| BACKGROUND AND FINDINGS: Dan Wilson has met with City staff on multiple occasions to discuss a potential project located on Canyon Road and approximately 101200 N. The proposed subdivision is on the hillside, and is in the H-1 zone. Issues with the property deal with the slopes in the area that are greater than 30%, City Code does not allow for slopes greater than 30% to be disturbed, unless approved by the City Engineer. Currently multiple lots sit on land with a slope of 30% or greater. | |
| PREVIOUS LEGISLATIVE ACTION: | |
| FISCAL IMPACT: N/A | |
| SUPPORTING DOCUMENTS: Conceptual plat for Wilson/Geddes subdivision | |
| RECOMMENDATION: Staff recommends that Planning Commission review the proposed submission, and make recommendations to the developers for changes to the project for preliminary approval | |
| MOTION: To recommend/not recommend the conceptual plan for a subdivision, located in the H-1 Hillside zone at approximately 101200 N Canyon Rd. | |



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| 3 | CHECKED BY | CEDES |
| 4 | APPROVED BY | |
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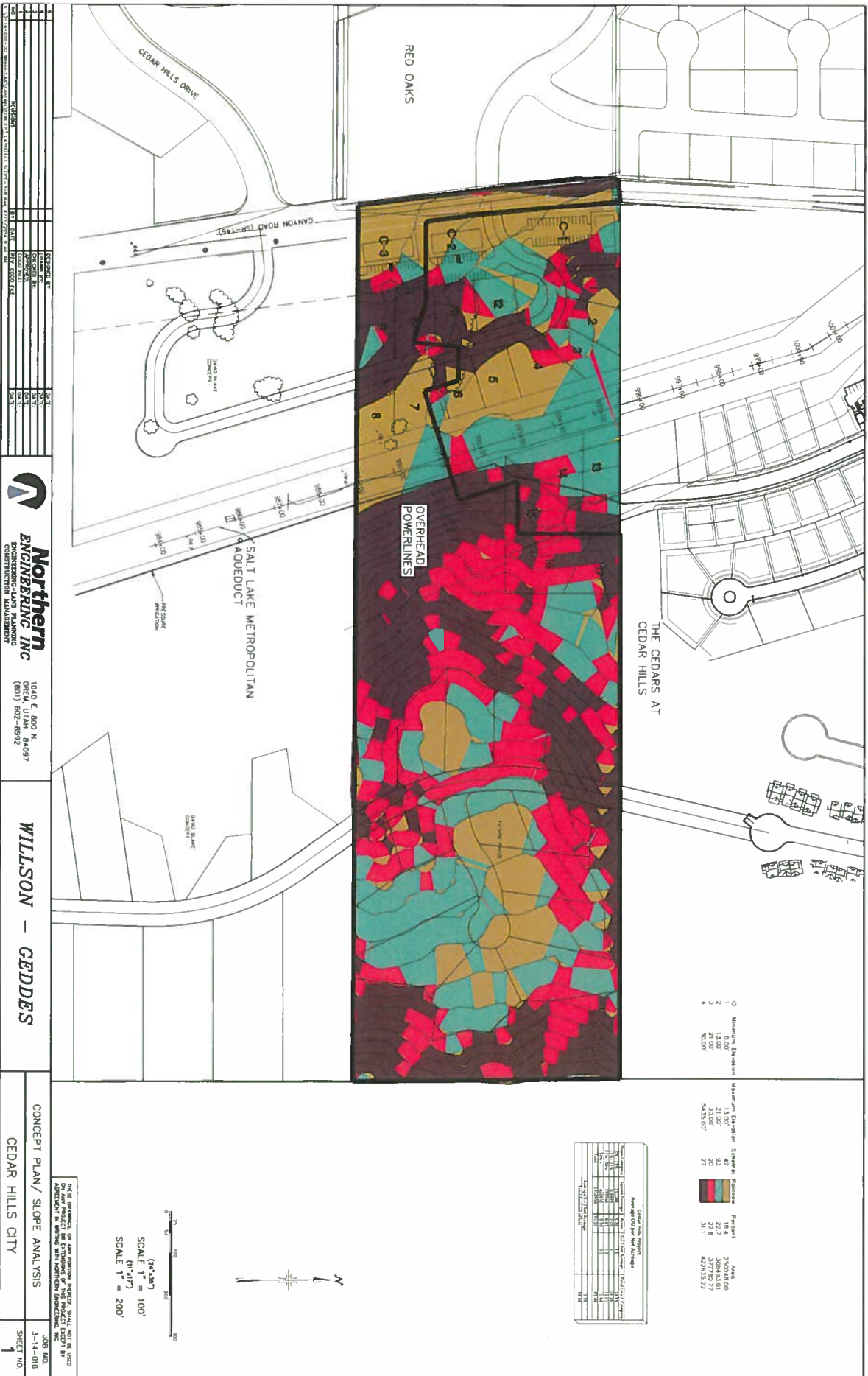
Northern
ENGINEERING INC
ENGINEERING - LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
ORFELD, UTAH 84097
(801) 802-8992

WILLSON - CEDES

CONCEPT PLAN / SLOPE ANALYSIS
CEDAR HILLS CITY
SHEET NO. 1

THESE DRAWINGS OR ANY PORTION THEREOF SHALL NOT BE USED FOR ANY PROJECT OR EXTENSION OF THIS PROJECT EXCEPT AS INDICATED IN WRITING AND WITHOUT MODIFICATION. 10/10/12

SCALE 1" = 100'
SCALE 1" = 200'



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